

ARTICLE 14B

SPECIFIC PLAN ZONE (SP)

14B.01 PURPOSE

The purpose of this zone is to provide a uniform policy and procedure for the preparation, processing and review of Specific Plans. Specific Plans are to provide for the classification and regulation of land use within specific project boundaries. Further, unless otherwise specified in the Specific Plan, the Specific Plan shall replace the base zoning and the applicable development standards and take precedence over the City of San Jacinto Zoning Ordinance. Where the Specific Plan is silent regarding a standard within the Zoning Ordinance, the Zoning Ordinance standard shall apply.

14B.02 OBJECTIVES

The objectives of this zone are to:

- A. Promote and protect public health, safety and welfare.
- B. Minimize the intrusion and impact of new development into environmentally sensitive areas.
- C. Provide flexibility in site design, density and housing options.
- D. Achieve interest, individuality and character among residential neighborhoods and commercial and industrial developments.
- E. Ensure the timely provision of public services and facilities consistent with the demand for such services.
- F. Provide a harmonious variety of land use to attain a desirable balance of residential and employment opportunities, a high level of project amenities and an efficient use and preservation of open space.
- G. Appropriately direct new growth and development in the process of implementing the General Plan.

14B.03 CRITERIA

The following criteria are hereby established to determine when a Specific Plan shall be prepared:

- A. Any mixed-use development proposal or mixed-use project with a site area equaling or exceeding 100 acres.
- B. Any residential development proposal or residential project of 200 or more dwellings.
- C. Any industrial development proposal or industrial project with a site area equaling or exceeding 50 acres.
- D. Any commercial development proposal or commercial project with a site area equaling or exceeding 30 acres.

14B.04

GENERAL REQUIREMENTS

- A. The maximum number of dwelling units within a specific plan shall not exceed the maximum number units prescribed by the general plan.
- B. All public and master planned streets within or abutting the development shall be dedicated and approved to City standards for the particular street classification. Proposed private streets shall be permanently reserved and maintained for their intended purpose by means acceptable and enforceable by the City.
- C. Unless otherwise specified in the Specific Plan document, public utility facilities shall be subject to a conditional use permit.
- D. Development within a Specific Plan shall be designed to retain natural features, prominent ridge lines, natural vegetation, large rock outcroppings and mature trees to the best advantage. Where such features exist, they shall be mapped and identified as appropriate. Those proposed to be eliminated, shall be identified on said exhibit and accompanied by written justification.

14B.05

CONTENT

A Specific Plan shall provide all the following elements and items in detail.

- A. An executive summary identifying the project plan, the organization of the Specific Plan and the related documents prepared for the Specific Plan.
- B. An introduction providing the project location, description, background and objectives.
- C. Demonstration of the relationship of the Specific Plan to the General Plan including the standards by which the proposal implements the goals and policies of each General Plan element.
- D. Description of existing setting including on site and surrounding land uses within one-half mile radius of the site; unique landforms, flora, fauna and topography of site, and environmental issues and constraints.

For areas with a natural slope prior to grading of fifteen percent or more, where development is proposed, hillside development standards shall be prepared and included within the Specific Plan document. The Specific Plan hillside standards shall include the minimum requirements as specified in Ordinance 894, City Hillside Development Ordinance.

- E. Development concept identifying the description, distribution and location of land uses including the following.
 - 1. Total acres of the development.
 - 2. Number of acres per each land use.

3. Breakdown of residential units by type and density.
4. Projected population of the development.
5. Projected average persons per type of dwelling.
6. Projected population per development phase or planning sub-area.
7. Analysis of “jobs to housing” balance.
8. Measures proposed to buffer or screen potentially incompatible land used on and off-site, and to transition from one intensity or density of land use to another.

F. Development regulations containing the following:

1. Permitted and conditionally permitted uses for each land use type.
2. Development standards for each land use type, including required lot size and dimensions, maximum permitted density, yard areas, site coverage, usable common and private open space, height limits, parking requirements, accessory buildings, etc.

The Community Development Director may require the preparation of a commercial market analysis by a qualified individual for any proposed shopping center or major commercial project.

Note: If it is the intent to utilize City zoning and subdivision standards, appropriate sections of these standards may be reproduced and incorporated directly into the Specific Plan document. If the proposal is less restrictive in any way than Ordinance 340, an explanation shall be provided justifying this request.

G. Design guidelines containing the following:

General design criteria establishing the basic community architectural character and environmental design qualities for Residential, Commercial and Industrial sites with building design criteria.

H. Landscaping guidelines containing the following:

General landscape design requirements, materials and specifications, entry treatment design criteria and Parks and Open space design criteria.

I. Infrastructure Plan containing the following:

1. Anticipated requirements and means of providing utility services and public facilities. Identify existing and proposed location of facilities, including but not limited to schools, parks, public safety facilities, flood control facilities, sewage facilities and water supply.

2. Circulation plan identifying all existing and proposed public and private streets, pedestrian ways, bicycle routes and trails. Identify roadway classifications and cross sections.
- J. Implementation Plan containing the following:
1. Financing measures necessary to carryout the proposed development and infrastructure plans.
 2. Proposed phasing and anticipated construction timing of infrastructure, planning sub-areas and land use types.
 3. Proposed means for assuring the continued maintenance and operation of public facilities.
- K. Optional subjects determined by the Director of Community Development as necessary to implement the General Plan.

14B.06 GRAPHICS

Extensive use of illustrations and exhibits to describe the setting, plans and concepts shall be required. At a minimum, the following exhibits shall be provided:

- A. Regional location.
- B. Site location
- C. Topography
- D. Geology and soils
- E. Flora and fauna habitat
- F. Hydrology
- G. Cultural resources
- H. Existing streets and circulation plan(classifications & cross sections)
- I. Proposed Public facilities
- J. On site and surrounding land uses
- K. Land use designations and zoning classifications(existing/proposed)
- L. Land use plan
- M. Approved significant developments with a 10 mile radius
- N. Proposed master water, sewer and drainage plans
- O. A typical site and the architectural details.

14B.07 ADOPTION/AMENDMENT PROCEDURE

Specific Plans shall be prepared, adopted and amended in the same manner as a general plan, except a specific plan may be adopted by resolution or ordinance and amended as often as needed.

14B.08 APPLICATION PROCEDURE

Adoption of, or amendment to, a Specific Plan relating to land use may be initiated by the City or by any person owning or having interest in land affected by such a proposal. Any person owning or having interest in said land

may submit to the Department of Community Development an application for a change of zone to Specific Plan accompanied by an application for the Specific Plan.

14B.09 APPLICATION FEE

- A. The applications for a change of zone to Specific Plan and the Specific Plan shall be accompanied by a fee as prescribed by resolution adopted by the City Council.
- B. In the event the City prepares a specific plan document, a complete cost breakdown shall be presented to the City Council concurrently with the adoption of the specific plan. The Council shall impose a special fee upon persons seeking approvals implementing the specific plan. The amount of the fees shall be adequate to defray, in the aggregate, the cost of preparation, adoption and administration of the specific plan.

14B.10 SUBSEQUENT ENTITLEMENT

No public works projects, tentative map, tentative parcel map or other discretionary project may be approved unless said project is consistent with the adopted specific plan.

ORDINANCE NO. 04-07, ADOPTED 05-20-04